

**MANAGEMENT CERTIFICATE FOR
THE VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS

COUNTY OF HAYS

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of The Village Property Owners' Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

- 1) **Name of Subdivision:** The Village
- 2) **Name of the Association:** The Village Property Owners' Association, Inc.
- 3) **Recording Data for the Subdivision Development:**
Woodcreek Village, Section 1 a subdivision in Hays County, Texas, according to the map or plat thereof, recorded as described below in the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any; and

Woodcreek Village, Section 1A a subdivision in Hays County, Texas, according to the map or plat thereof, recorded as described below in the Plat Records of Hays County, Texas, and all amendments to or replats of said maps or plats, if any.
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**
The Village Property Owners' Association, Inc.
c/o PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
www.villagepoa.com
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**
PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
830-302-4738
tara@pmibluebonnetrealty.com
- 7) **Other information the Association considers appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. **The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association or representative.** This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for

contacting the Association in connection with the transfer of title to a home in the subdivision.
Association Transfer Fee: \$100

8) Fee(s) related to Property Transfer:

- **Management Transfer Fee - \$275.00**

This Management Certificate is effective as of the 8th day of August, 2023.

THE VILLAGE
PROPERTY OWNERS' ASSOCIATION, INC.,
A Texas nonprofit corporation

By: _____
Name: Steven Poer
Title: Community Manager and Agent for POA

THE STATE OF TEXAS §
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COUNTY OF BLANCO §

CERTIFICATE OF ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for The Village Property Owners' Association, Inc., on the _____ day of May 2023, to certify which witness my hand and seal of office.

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606

FILING OF THIS MANAGEMENT CERTIFICATE IS CURRENTLY BEING PROCESSED. FILED COPY WILL BE UPLOADED ONCE OBTAINED FROM COUNTY CLERK.

EXHIBIT "A"

HAYS INSTRUMENT NUMBER	RECORDING DATE	DOCUMENT
Document No. 00258816	12/04/1987	Amendment of Restrictions for Woodcreek Village, Section One
Document No. 00258815	12/04/1987	Amendment of Restrictions for Woodcreek Village, Section One-A
Document No. 02002735	01/29/2002	Bylaws of Village Property Owners Association, Inc.
Document No. 02002734	01/29/2002	Village Property Owners Association Rules and Regulations
Document No. 02031139	11/13/2002	Amendment of Restrictions for Woodcreek Village, Section One
Document No. 02031138	11/13/2002	Amendment of Restrictions for Woodcreek Village, Section One-A
Document No. 06003819	02/10/2006	Bylaw Amendment of Article 9, Paragraph 9.03
Document No. 06003818	02/10/2006	Amended and Restated Bylaws of Village Property Owners Association, Inc.
Document No. 70031627	10/30/2007	Declaration of Restrictions, Reservations and Covenants (Woodcreek Village, Section 1)
Document No. 10034543	12/14/2010	Assignment/Power of Attorney and Lease Agreement between Country Cabins Property Owners' Association and Village Property Owners' Association, Inc.
Document No. 14018829	07/01/2014	Records Production Policy